

ORDINANCE NO. _____

AN ORDINANCE REZONING ONE TRACT OF LAND TOTALING 338.866 ACRES, BEING SITUATED IN THE ROBERT STEVENSON LEAGUE ABSTRACT NO. 54 AND THE THOMAS CARUTHERS LEAGUE ABSTRACT NO. 9 IN COLLEGE STATION, BRAZOS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That the City of College Station Zoning Ordinance #1638, more specifically the Official Zoning Map, be amended as set out in Exhibits "A", "B", and "C" attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 14th day of December 2000.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:

Roxanne Hemmick

City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, and part of Zoning Ordinance #1638, is hereby amended as follows:

The following property is rezoned from C-1 General Commercial, R-1 Single Family Residential, R-2 Duplex Residential, and A-O Agricultural Open Space to M-1 Planned Industrial.

338.866 acres being all that certain tract or parcel of land lying and being situated in the Robert Stevenson League Abstract No. 54 and the Thomas Caruthers League Abstract No. 9, in, College Station, Brazos County, Texas, and being all of that 215.406 acre tract of land conveyed to the City of College Station, Texas by deed recorded in Volume 3900, Page 188 of the Official Records of Brazos County, Texas, all of that 78.36 acre tract conveyed to the City of College Station by deed recorded in Volume 3900, Page 223 of the Official Records of Brazos County, Texas, and all of that 45.1 acre tract conveyed to the City of College Station by deed recorded in Volume 3900, Page 230 of the Official Records of Brazos County, Texas, and being more particularly described in the attached Exhibit "B" and shown graphically in Exhibit "C".

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, Texas 77845
(979) 690-3378

College Station Business Park No. 2
Robert Stevenson and Thomas Caruthers Leagues
College Station, Texas
1 November 2000

All that certain tract or parcel of land lying and being situated in the Robert Stevenson League (Abstract No. 54) and the Thomas Caruthers League (Abstract No. 9) in College Station, Brazos County, Texas, being all of that 215.406 acre tract conveyed to the City of College Station, Texas, by deed recorded in Volume 3900, Page 188 of the Official Records of Brazos County, Texas, all of that 78.36 acre tract conveyed to the City of College Station by deed recorded in Volume 3900, Page 223 of the Official Records of Brazos County, Texas, and all of that 45.1 acre tract conveyed to the City of College Station by deed recorded in Volume 3900, Page 230 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at a cross-tie fence corner in the northeast line of State Highway No. 6 at the most westerly corner of the said City of College Station 78.36 acre tract, from which a ½" iron rod was found N 45° E - 0.74', a ½" iron rod was found N 49° 00' 21" W - 99.85' and the City of College Station 1994 GPS monument No.138 bears S 51° 34' 16" E - 4033.70';

Thence N 41° 09' 46" E - 1353.16 feet along the northwest line of the said City of College Station tract which is also the southeast line of the Barron Park Subdivision according to plat of record in Volume 939, Page 209 of the Official Records of Brazos County, Texas, to a ½" iron rod found beside an 8" corner post on the approximate line between the Robert Stevenson League and the Thomas Caruthers League;

Thence N 49° 12' 46" W - 88.68 feet along the approximate League Line to a 5/8" iron rod found beside a cross-tie corner at the common corner of the said City of College Station tract and that 341.60 acre tract conveyed to W.G. Ritchey and wife, Sybil D. Ritchey, by deed recorded in Volume 237, Page 29 of the Deed Records of Brazos County, Texas;

Thence N 41° 48' 05" E - 1086.09 feet along the line between the said Ritchey tract and the said City of College Station tract to a 4" square concrete monument found beside a cross-tie fence corner at the common corner of the said City of College Station 78.36 acre tract and the said City of College Station 45.1 acre tract;

Thence N 41° 44' 29" E - 1207.97 feet along the line between the said City of College Station 45.1 acre tract and the said Ritchey tract to a ½" iron rod found at the northwest

corner of the said 45.1 acre tract, from which a sandstone rock was found N 37° 27" E – 138.3' in the line between the said Ritchey tract and that 63.1 acre Second Tract described in deed to James O. Freeman recorded in Volume 125, Page 281 of the Deed Records of Brazos County, Texas;

Thence S 48° 15' 31" E – 25 feet to the center of Lick Creek from which the center of Lick Creek at the next point of exit bears S 86° 11' 35" E – 521.60';

Thence down the center of Lick Creek with its meanders approximately as follows:

N 60° E – 22 feet;
S 66° E – 75 feet;
S 85° E – 90 feet;
S 63° E – 140 feet;
S 1° W – 100 feet;
S 35° E – 35 feet;
N 80° E – 70 feet;
N 47° E – 107 feet;
N 28° E – 113 feet;

Thence N 89° 07' 15" E – 117.31 feet, leaving the creek channel and cutting off a large loop, passing a ½" iron rod found at 25.00 feet, passing another ½" iron rod 0.5' right at 77.46', passing a third ½" iron rod found at 92.31', and returning to the center of Lick Creek;

Thence continuing down the center of Lick Creek with its meanders approximately as follows:

S 60° E – 50 feet;
N 77° E – 60 feet;
N 39° E – 200 feet;
N 19° E – 45 feet;
N 75° E – 25 feet;
S 40° E – 40 feet;
S 13° E – 70 feet;
S 64° E – 115 feet;
N 70° E – 115 feet;
N 43° E – 70 feet;
N 1° W – 60 feet;
N 40° W – 65 feet;
N 60° W – 90 feet;
N 40° W – 160 feet;
N 31° E – 30 feet;
N 70° E – 40 feet;
S 84° E – 100 feet;
N 85° E – 85 feet;

N 70° E – 180 feet;
S 71° E – 130 feet;
S 88° E – 80 feet;
S 50° E – 135 feet;
S 66° E – 20 feet to the line between the said City of College Station 45.1 acre tract and the said City of College Station 215.406 acre tract;

Thence N 41° 50' 36" E – 356.73 feet along the line between the said City of College Station 215.406 acre tract and that 75.17 acre tract conveyed to the Brazos Valley Solid Waste Management Agency by deed recorded in Volume 1235, Page 59 of the Official Records of Brazos County, Texas, to ½" iron pipe found at the common corner of the said City of College Station 215.406 acre tract and that 119.53 acre tract conveyed to Brazos Valley Solid Waste Management Agency by deed recorded in Volume 1231, Page 288 of the Official Records of Brazos County, Texas;

Thence S 48° 16' 27" E – 578.07 feet along the line between the said City of College Station 215.406 acre tract and the said Brazos Valley Solid Waste Management Agency 119.53 acre tract to an angle point;

Thence S 48° 16' 27" E – 2948.58 feet continuing along the line between the said City of College Station tract and the said Brazos Valley Solid Waste Management Agency tract to a bent 5/8" iron rod found at the most easterly corner of the said City of College Station 215.406 acre tract in the northwest line of Greens Prairie Road according to plat of record in Volume 495, Page 453 of the Deed Records of Brazos County, Texas, from which a ¾" iron pipe was found N 48° 16' 27" W – 13.14' at the most southerly corner of the said Brazos Valley Solid Waste Management Agency 119.53 acre tract and the City of College Station 1994 GPS control monument No. 149 bears N 45° 08' 25" E – 1038.75';

Thence S 41° 51' 48" W – 1066.80 feet along the northwest right-of-way line of Greens Prairie Road to a 5/8" iron rod found at the most easterly corner of that 36.27 acre tract conveyed to Frank Thurmond and Jerry Windham as TRACT ONE in deed recorded in Volume 3900, Page 215 of the Official Records of Brazos County, Texas;

Thence along the line between the said City of College Station 215.406 acre tract and the said Thurmond and Windham 36.27 acre tract as follows:

N 73° 00' 00" W – 496.40 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;
S 51° 00' 00" W – 175.05 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;
N 76° 00' 00" W – 200.00 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;
S 41° 51' 44" W – 51.88 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;

N 70° 46' 00" W - 157.10 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;
S 41° 51' 44" W - 262.67 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;
N 82° 55' 43" W - 700.87 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;
S 41° 52' 26" W - 647.79 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for the common corner of the said City of College Station 215.406 acre tract and that 0.024 acre tract conveyed to Frank Thurmond and Jerry Windham as TRACT TWO in deed recorded in Volume 3900, Page 215 of the Official Records of Brazos County, Texas;

Thence along the line between the said City of College Station 215.406 acre tract and the said Thurmond and Windham 0.024 acre tract as follows:

N 48° 02' 32" W - 411.14 feet to a ½" iron rod with a yellow plastic cap stamped "RPLS 2972" found at the north corner of said 0.024 acre tract;
S 66° 47' 54" W - 3.16 feet to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner in the northwest line of that 50.78 acre tract conveyed to Woodland Hills Development, Ltd. by deed recorded in Volume 3893, Page 62 of the Official Records of Brazos County, Texas;

Thence S 66° 47' 54" W - 827.57 feet along the line between the said City of College Station 215.406 acre tract and the said Woodland Hills Development, Ltd. 50.78 acre tract to a ½" iron rod with a yellow plastic cap stamped "RPLS 2972" found at a corner;

Thence N 47° 45' 25" W - 129.90 feet continuing along the line between the said City of College Station 215.406 acre tract and the said Woodland Hills Development, Ltd. 50.78 acre tract to a ½" iron rod with a yellow plastic cap stamped "RPLS 2972" found at a corner;

Thence S 28° 59' 29" W - 2.01 feet along the southeast line of the said City of College Station 215.406 acre tract to a 5/8" iron rod found at the most easterly corner of the Marion Violet Creagor 10.01 acre tract described in deed recorded in Volume 1849, Page 317 of the Official Records of Brazos County, Texas;

Thence S 41° 48' 43" W - 336.13 feet along the southeast line of the said Creagor 10.01 acre tract which is also the southeast line of the said City of College Station 215.406 acre tract to a 5/8" iron rod found at the most southerly corner of the said Creagor tract in the northeast line of the Louise Marsh Reeves, et al 111.6 acre tract described by deeds recorded in Volume 104, Page 55 and Volume 414, Page 453 of the Deed Records of Brazos County, Texas;

Thence N 48° 45' 08" W - 1212.12 feet along the line between the said Reeves tract and the said City of College Station 215.406 acre tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner;

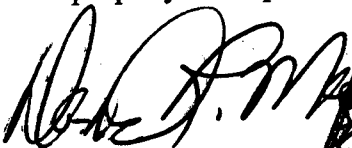
Thence S 41° 23' 01" W – 1313.66 feet along the line between the said City of College Station 215.406 acre tract and the said Reeves tract to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set for corner in the northeast right-of-way line of State Highway No. 6;

Thence N 49° 25' 00" W – 188.26 feet along the northeast right-of-way line of State Highway No. 6 to a ½" iron rod with an orange plastic cap stamped "H.P. Mayo RPLS 5045" set at the common corner of the said City of College Station 215.406 acre tract and the said City of College Station 78.36 acre tract;

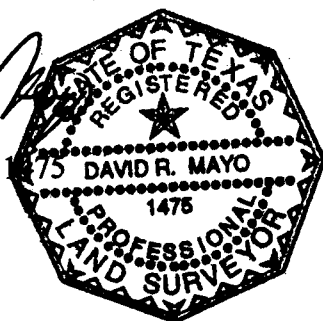
Thence N 49° 25' 00" W – 837.67 feet continuing along the northeast right-of-way line of State Highway No. 6 to the Point of Beginning and containing 338.86 acres of land more or less.

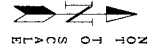
The bearings used in this survey are Texas State Plane, Central Zone, NAD-83 datum, based on City of CS 1994 GPS control monument nos. 138 and 149.

This property description was prepared from a survey made in May 2000 by:



David R. Mayo, RPLS 1475





City of College Station, Texas
PLANNING DIVISION

SH 6 & GREENS PRAIRIE RD.

CASE:

00-185

REZONING

